

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 6, 2007**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright,
Martinez R. Valadez, Gray

ABSENT: None

DISTRICT 4: Vacant

3. Director's Report.
4. Approval of October 16, 2007 Minutes.

1:00 PM – Public Hearing

Chairman Sherrill stated Zoning Case Z2007265 has been withdrawn as per the applicant's request and Zoning Case Z2007256 CD and Z2007316 have been postponed.

CONSENT ZONING

Commissioner Westheimer arrived at 1:22 pm

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 18, 20, 22, 23, 24, 28, 30 and 31. The motion was seconded by Commissioner Hawkins.

5. ZONING CASE NUMBER Z2008003 (Council District 2): The request of Brackenridge Park/Broadway Developments, Ltd., Applicant, for Brackenridge Park/Broadway Developments, Ltd., Owner(s), for a change in zoning from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2 with uses allowed in "C-3" General Commercial District and "MF-50" Multi-Family District on Lots 1, 2, 3, 4, 5, 6, 7, 8, 23, 24 and the east 36.5 feet of Lot 9 and the east 36.15 feet of Lot 22, Block 19, NCB 976, 1915 and 1921 Broadway. Staff recommends approval.

City staff represented this case.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Government Hill Alliance Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2007313 CD (Council District 6): The request of Reynaldo and Maria Teresa Reyna, Applicant, for Reynaldo and Maria Teresa Reyna, Owner(s), for a change in zoning from "C-3R" Commercial District, Restrictive Alcoholic Sales to "C-2NA" (CD-Contractor Facility) Commercial District, Nonalcoholic Sales with a Conditional Use for a Contractor Facility on Lot 40 and Lot 41, Block 1, NCB 8593, 2802 and 2804 Castroville Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 5 returned in favor and no response from Greater Gardendale and Community Workers Council-Los Jardines Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2007314 (Council District 5): The request of Partners Investors, LLC, Applicant, for Flint and Pauline Bourgeois, Owner(s), for a change in zoning from "I-1" General Industrial District and "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3" General Commercial District on Lot 12, NCB 2809, 2101 South Laredo Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Avenida Guadalupe Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval as amended by applicant to "C-2".

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2007310 (Council District 2): The request of Clare Abad, Applicant, for Clare and Michael Abad, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 1.0102 acres out of NCB 15894, 6744 Walzem Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2007309 (Council District 10): The request of Calvary Apostolic Church, Applicant, for Northside United Pentecostal Church (Calvary Apostolic Church), Owner(s), for a change in zoning from "C-2" Commercial District to "R-6" Residential Single Family District on Lot 16, Block 1, NCB 16725, 13875 Higgins Road. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from El Chaparral and Fertile Valley Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray
NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2007318 (Council District 4): The request of Brown, P. C., Applicant, for MTB Interests Inc and WOB Interests, ETAL, Owner(s), for a change in zoning from "I-2" Heavy Industrial District to "C-3" General Commercial District on 14.67 acres out of NCB 11186, 7000 Block of Yarrow Boulevard. Staff recommends approval.

This case was approved by consent.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray
NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2008001 CD (Council District 5): The request of Antero Patlan Jr., Applicant, for Antero Patlan Jr., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "C-2" (CD-Motor Vehicle Sales) Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 1 and Lot 2, Block 2, NCB 8290, 675 North General McMullen. Staff recommends approval.

This case was approved by consent.

Staff stated there were 36 notices mailed out to the surrounding property owners, 2 returned in opposition and 10 returned in favor and no response from Loma Vista and Prospect Hill Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray
NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2008005 S (Council District 10): The request of Earl & Associates, P. C., Applicant, for Russell Simpson, Owner(s), for a change in zoning from "C-2" (CD - Carwash) Commercial District with a Conditional Use for a Carwash to "C-2" S Commercial District with a Specific Use Permit for a Carwash on Lot 15, Block 1, NCB 16959, 13630 O'Connor Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Woodstone Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

13. ZONING CASE NUMBER Z2007282 S ERZD (Council District 9): The request of Reata Real Estate Services, L. P., Applicant, for Big Spring Concepts, Ltd, Owner(s), for a change in zoning from "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Veterinary Hospital-Small Animals (No Outside Runs, Pens, and Paddocks Permitted) on 0.8020 acres out of NCB 19219, 21000 Block of US Highway 281 North. Staff recommends approval.

Andy Guerrero representative, requesting for two operations at a proposed Pet's Mart. He stated they are proposing a small animal clinic and a pet motel.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Stone Oak Property Owner's Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend approval with SAWS Recommendations.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2007291 ERZD (Council District 9): The request of RAD Investments, Inc., Applicant, for RAD Investments, Inc., Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-1" ERZD Light Commercial Edwards Recharge Zone District on 9.3076 acres out of NCB 18218, 22000 Block of Stone Oak Parkway. Staff recommends approval.

Bob Liesman, representative, to allow for a commercial project.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend approval with SAWS Recommendations.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2008010 S ERZD (Council District 9): The request of City of San Antonio, Applicant, for 281/150 Stone Oak Developers, Ltd., Owner(s), for a change in zoning from: Property Located Outside City Limits to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Transit Park and Ride on 19.982 acres out of CB 4900 and CB 4924, 23445 US Highway 281. Staff recommends approval.

City Staff presented this case and as per City Council's request this case will be continued until November 20, 2007.

The following citizen(s) appeared to speak:

Greg Snow, spoke in opposition.

Mark Johnson, spoke in opposition.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Stone Oak Property Owner's Association.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend a continuance until November 20, 2007.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2007278 (Council District 10): The request of Kaufman and Associates, Inc., Applicant, for Bhakta, Karsan and Bhakta, Jashuben / Bentwood Apartments, LLC / See, Sian-Tock, Owner(s), for a change in zoning from "C-2" Commercial District to "MF-50" Multi-Family District on Lot 9, the South 293.32 Feet of Lot 11, Lot 12, Lot 13, the west 22 feet of Lot 14, and Lot 21, NCB 8692, 1107, 1111 and 1125 Austin Highway. Staff recommends approval pending plan amendment.

Lucy Peveto, representative, requesting a continuance until November 20, 2007.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor and no response from Wilshire Neighborhood Association and Terrell Heights Neighborhood Association is in opposition. Staff mailed out 60 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Gray to recommend a continuance until November 20, 2007.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2007300 (Council District 6):** The request of Chuck Christian, Applicant, for Tom and Glenda S. Cano, Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on 1.882 acres out of NCB 18859, 5900 Block of Village Park. Staff recommends denial as requested and approval of "C-2" S (Athletic Fields – Commercial).

Chuck Christian, representative, stated he would like to amend his request to "C-2NA" S for an athletic field.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Great Northwest Community Improvement Association. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Robbins to recommend approval of "C-2NA" S for an athletic field.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez,
R. Valadez, Gray**

NAYS: None

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2007305 (Council District 6):** The request of Robert Cortez, Sr., Applicant, for Cortez Properties, LLC, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-2NA" Commercial, Nonalcoholic Sales District on Lot 1, Block 6, NCB 8989, 530 S. W. 38th Street. Staff recommends denial as requested and approval of "R-6" (CD – Bakery) with conditions.

Scott Dye, representative, stated he is agreeable to staff's recommendation of "R-6" CD. He stated he is also agreeable with the conditions with an amendment to condition 1 (sign restriction) and 3 (hours of operation). He would like to request to amend condition 1 (sign restriction) to meet Section 28-204 of the Sign Code.

Staff stated there were 42 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and no response from Community Workers Council or Los Jardines Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Gadberry to recommend approval of "R-6" (CD – Bakery) with staff conditions excluding condition No. 3 hours of operation and to amend condition 1 as applicant has requested to meet Section 28-204 of the Sign Code.

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

Chairman Sherrill stated Commissioner Barbara Hawkins has recused herself from this case.

19. ZONING CASE NUMBER Z2007306 CD (Council District 2): The request of Rosario Padilla, Applicant, for Rosario Padilla, Owner(s), for a change in zoning from "R-4" EP-1 Residential Single Family Facility Parking/Traffic Control District-1 to "R-4" EP-1 (CD - Multi-Family Dwellings) Residential Single Family Facility Parking/Traffic Control District-1 with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of 2 units on Lot 2, Block 7, NCB 9548, 2275 Hays Street. Staff recommends denial.

Mauro Padilla, owner, proposing to construct a duplex.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Harvard Place-Eastside Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend approval.

AYES: Sherrill, Robbins, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: J. Valadez

ABSTAIN: Westheimer

RECUSED: Hawkins

THE MOTION CARRIED

20. ZONING CASE NUMBER Z2008004 S (Council District 6): The request of Stephen Cook Engineering, Applicant, for Imax Properties, c/o Ravinder Sahota, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" S Commercial District with Specific Use Permit for a Car Wash on 2.272 acres out of NCB 18805, approximate 7100 Block of Tezel Road. Staff recommends approval.

Linda Carol-Brad, representative, proposing a car wash.

The following citizen(s) appeared to speak:

Sarah Spicer, spoke in opposition.

Tom Murphy, spoke in opposition.

Staff stated there were 42 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Northchase Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Gadberry to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

21. ZONING CASE NUMBER Z2007312 S CD (Council District 4): The request of R. Carlile Roberts, Applicant, for R. Carlile Roberts, Owner(s), for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Permit for a Mini-Storage Facility exceeding 2.5 acres and "C-2" (CD-Mini-Storage Facility) Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres on Lot 116 and Lot 118, Block 2, NCB 15972, 5930 Old Pearsall Road. Staff recommends approval.

Andy Guerrero, representative, proposing to develop a mini storage facility.

The following citizen(s) appeared to speak:

Carole Abitz, spoke in opposition.

Staff stated there were 66 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff received a letter of support from Southwest Community Association.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until November 20, 2007.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez, Gray

NAYS: None

THE MOTION CARRIED

22. **ZONING CASE NUMBER Z2008006 (Council District 8):** The request of Jacklyn Wiley, Applicant, for Jacklyn Wiley, Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-1" Light Commercial District on Lot 58A, Block 4, NCB 11614, 2202 Babcock Road. Staff recommends denial as requested and approval of "R-5" CD (Physical Therapy Treatment Center).

Chuck Christian, representative, stated he would like to amend his request to "NC". He stated they are proposing a Physical Therapy Treatment Center.

The following citizen(s) appeared to speak:

Winifred Dominguez, spoke in opposition.

Carlos Resendez, spoke in opposition.

Staff stated there were 15 notices mailed out to the surrounding property owners, 6 returned in opposition and 0 returned in favor and Dreamhill Estates Neighborhood Association is in opposition.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Robbins to recommend approval of "NC".

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

23. **ZONING CASE NUMBER Z2007319 (Council District 10):** The request of Brown, P. C., Applicant, for Alamo Park, Inc., Owner(s), for a change in zoning from "I-2" Heavy Industrial District, "I-2" S Heavy Industrial District with a Special Use Permit for a Quarry, "C-2" Commercial District, "NP-10" Neighborhood Preservation District, "NP-10" S Neighborhood Preservation District with a Special Use Permit for a Quarry, and "NP-10" S Neighborhood Preservation District with a Special Use Permit for a Golf Course to "C-3" General Commercial District, "ED" Entertainment District, "MF-25" Multi-Family District, "O-1" Office District and "RP" Resource Protection District on 371.03 acres out of NCB 14945 and 14941, generally bound by Interstate Highway 35, Perrin Beitel and Schertz Road. Staff recommends approval.

Daniel Ortiz, representative, proposing a commercial project.

The following citizen(s) appeared to speak:

William McMally, spoke in opposition.

Staff stated there were 195 notices mailed out to the surrounding property owners, 6 returned in opposition and 9 returned in favor and Citizens on Alert is in favor and no response from Sun Gate Neighborhood Association. Staff received a letter of support from The Hills of Park North.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner R. Valadez to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Wright, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

24. ZONING CASE NUMBER Z2007307 (Council District 9): The request of C. B. Barker, Trustee, Applicant, for Davila Ledbetter, Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lot 30, Block 4, NCB 13342, 9907 San Pedro Avenue. Staff recommends approval.

John Park, representative, proposing an auto sales lot.

The following citizen(s) appeared to speak:

Brooks Parker, spoke in favor.

Lucy Duran, stated she is either in favor nor opposition at this point. She would like more information as to the type of development that is being proposed.

Staff stated there were 24 notices mailed out to the surrounding property owners, 4 returned in opposition and 4 returned in favor and no response from Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Gray to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

25. **ZONING CASE NUMBER Z2007315 (Council District 10):** The request of Musselman Interests, Ltd, Applicant, for Musselman Interests, Ltd, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3NA" General Commercial District, Nonalcoholic Sales on P-8D, NCB 17757, 15621 O'Connor Road. Staff recommends denial as requested and approval of "C-2".

Andy Guerrero, representative, requesting a continuance until November 20, 2007.

Staff stated there were 26 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Wright to recommend a continuance until November 20, 2007.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, R. Valadez, Gray

NAYS: None

ABSTAIN: Martinez

THE MOTION CARRIED

26. **ZONING CASE NUMBER Z2008002 (Council District 4):** The request of Andres and Bonnie Vargas, Applicant, for Andres and Bonnie Vargas, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "C-2" Commercial District on the West 145 Feet of the North 388 Feet of Lot 3 and the East 74.88 Feet of the North 388 Feet of Lot 2, Block 102, NCB 11072, 1354 Gillette Boulevard. Staff recommends denial as requested and approval of "O-1".

Tiffany Vargas, representative, proposing professional office. She stated she is agreeable with staff's recommendation of 25 foot "O-1" buffer.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner R. Valadez to recommend approval of "C-2" with 25 foot "O-1" buffer.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

27. ZONING CASE NUMBER Z2007303 H (Council District 1): The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from "R-6" Residential Single-Family District, "MF-33" Multi-Family District, "RM-4" Residential Mixed District, "C-3" General Commercial District, "IDZ" Infill Development Zone, "R-6" (CD-Duplex) Residential Single-Family District with a Conditional Use for a Duplex, "C-2NA" Commercial, Nonalcoholic Sales District, "C-3NA" Commercial District, Nonalcoholic Sales, "R-6" HS Residential Single-Family Historic Significance District, "RM-4" HS Residential Mixed Historic Significance District, "O-2" Office District; "MF-33" HS Multi-Family Historic Significance District, "C-3R" Commercial District, Restrictive Alcoholic Sales to "R-6" H Residential Single-Family Historic District, "MF-33" H Multi-Family Historic District; "RM-4" H Residential Mixed Historic District, "C-3" General Commercial Historic District, "IDZ" H Infill Development Zone Historic District, "R-6" H (CD-Duplex) Residential Single-Family Historic District with a Conditional use for a Duplex, "C-2NA" H Commercial, Nonalcoholic Sales Historic District, "C-3NA" H Commercial District, Nonalcoholic Sales Historic District, "R-6" HS H Residential Single Family Historic Significance Historic District, "RM-4" HS H Residential Single-Family Historic District, "O-2" H Office Historic District, "MF-33" HS H, Multi-Family Historic Significance Historic District, "C-3R" H Commercial District, Restrictive Alcoholic Sales Historic District on Multiple lots within Block 7, NCB 2998; Block 2, NCB 2965; Block 6, NCB 2996; Block 1, NCB 2999; Block 3, NCB 2964; Block 13, NCB 1734; Block 4, NCB 1731; Block 5, NCB 1732; Block 5, NCB 2995; Block 14, NCB 1735; Block 9, NCB 1733; Block 4, NCB 2997; Block 3, NCB 396; Block 3, NCB 1754; Block 4, NCB 1753; Block 15, NCB 1742; Block 6, NCB 1751; Block 32, NCB 386; Block 31, NCB 387; Block 5, NCB 1752; Block 6, NCB 1751; Block 10, NCB 1750; Block 16, NCB 1743; Block 28, NCB 397; Block 7, NCB 1740; Block 12, NCB 1744; Block 27, NCB 399; Block 1, NCB 1746; Block 11, NCB 1741; Block 2, NCB 1739; Block 6, NCB 1737; Block 3, NCB 1738; Block 10, NCB 1736; Block 8, NCB 1745; Block 30, NCB 392; Block 11, NCB 1749; Block 13, NCB 1717. 311 through 529 East Courtland Place; 304 through 536 East Courtland Place; 502 Gillespie; 305 through 609 East Dewey Place; 310 through 601 East Dewey Place; 2323 North St. Mary's Street; 519 through 520 Paschal; 500 and 502 Kendall Street; 2209 through 2213 North St. Mary's Street; 609, 613 and 615 North St. Mary's Street. 313 through 615 East Locust; 310 through 624 East Locust; 510 Paschal; 423 and 509 Gillespie; 515 and 523 Kendall Street; 2203 North St. Mary's Street; 417 through 425 Paschal; 416 Paschal; 415 through 420 Gillespie; 416 and 418 Kendall Street; 2121 North St. Mary's Street; 317 through 631 East Myrtle; 306 through 632 East myrtle; 410 Paschal; 403 through 409 Gillespie; 401 through 409 Kendall Street; 111 through 645 East Park Avenue; 202 through 638 East park Avenue; 1516 through 1528 North Main Avenue; 1602 through 1608 North Main Avenue; 515 through 527 Ogden Street; 520 Ogden Street; 1515 through 1525 McCullough Avenue; 1524 and 1606 McCullough Avenue; 215 through 219 Paschal; 222 Gillespie; and 1935 North St. Mary's Street. Staff recommends approval.

Ann McGlone, Historic Preservation Officer, presented case.

The following citizen(s) appeared to speak:

Mrs. Ruiz, spoke in favor.

Lilian Valencia, spoke in favor.

Brook Waller, spoke in favor.

Tony Valencia, spoke in favor.

Carolyn Kelley, spoke in favor.

Melissa Miller, spoke in favor.

John Thompson, spoke in favor.

Ronny Leffel, spoke in favor.

Byrl Brockman, spoke in favor.

Mr. Charles, spoke in favor.

Richard Moore, spoke in opposition.

Freidricka Kushner, spoke in favor.

Martin Kushner, spoke in favor.

Jody Williams, spoke in favor.

Dan Steinke, spoke in favor.

George Blakely, spoke in favor.

Nancy Marioles, spoke in favor.

Staff stated there were 407 notices mailed out to the surrounding property owners, 32 returned in opposition and 66 returned in favor and no response from Tobin Hill Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez, R. Valadez, Gray

NAYS: None

THE MOTION CARRIED

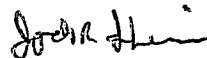
28. A briefing regarding eight (8) amendments to the Unified Development Code.

Bill Telford, Planning Manager, briefed Commission on the eight amendments to the Unified Development Code.

ADJOURNMENT.

There being no further business, the meeting was adjourned at 5:28 p.m.

APPROVED:



Jody R. Sherrill, Chair

ATTEST:



Executive Secretary